

McMinnville Affordable Housing Task Force

Minutes from the Jul 13th Meeting, Community Development Center

Attendees:

Remy Drabkin (City Councilor)

Jon Johnson (VP, Commercial Loans)

Martha Meeker (City Manager)

Kellie Menke (City Councilor)

Doug Montgomery (City Planning Director)

Jeff Sargent (Executive Director Yamhill County Action Partnership – YCAP)

Absent due to scheduling conflicts: Sheryl Hill (Business Representative); Elise Hui (Executive Director, Housing Authority of Yamhill County), Darrick Price (Executive Director, Community Home Builders) and Alan Ruden (Councilor)

Guests: Mary Stern, Executive Director, Habit for Humanity and Steve Rupp, interested citizen

The group reviewed Councilor Drabkin's draft language defining affordable housing which was modeled after Bend Oregon and focused on a percentage of the area median income. It was discussed that initially the intent will be to limit exemptions to properties owned or managed by charitable (501-C3) non-profit agencies. Also, the language should be broadened to include agencies whose primary goal may not be affordable housing but may want to do an affordable housing project as an ancillary activity. Finally the group decided the language should also spell out specific agencies who are approved and then outline that should another organization desire consideration, the group would be added upon City Council approval after recommendation from the McMinnville Affordable Housing Task Force.

As for the level of SDC and Fee relief, the group discussed looking at various levels from 60% to 100% and asked for what those percentages translated to in dollars. The group also discussed whether to set the percentage as a minimum versus a maximum. In the end, a range of relief based on size, scope and type of the affordable housing was decided upon and more work will be needed to layout the principles and framework for deciding when to allow more than the base 60% relief. Regardless of what is ultimately adopted, the levels will be readdressed at the end of three years at the same time the next set of objectives is brought to the Council. Finally, a cap was recommended to allow certainty on the maximum allowed yearly and the staff will research what has been seen historically.

A subcommittee was formed consisting of Remy Drabkin, Doug Montgomery, Jeff Sargent and Mary Stern to continue drafting SDC and building permit exemption language.

Discussion then turned to an initial review of open land within McMinnville that may be suitable for a multi-family affordable housing project as finding land is the first part of a three part process to an affordable housing project (finding land, finding a builder,

finding a property manager). Several different public entities were discussed as possible partners and the group would pursue facilitating discussions with these and others in the future. In addition, the staff will set up a meeting with various Churches in order for the Task Force to hear how they would like to contribute.

Steve Rupp closed the discussion by outlining his conceptual idea of establishing a non-profit to buy distressed homes and then turning them over to an agency like Habitat for Humanity.